

**WILLIAMSBURG
ARCHITECTURAL REVIEW BOARD MINUTES
Tuesday, June 11, 2002**

CALL TO ORDER AND ATTENDANCE

The regular semimonthly Architectural Review meeting was held on Tuesday, June 11, 2002, at 6:30 p.m. in the third Floor Conference Room of the Municipal Building.

Chairman Williams called the meeting to order. Present in addition to Mr. Williams were Board members Ms. Williams, Mr. Freiling, Mr. Walker, Mr. Brendel, Mr. Sandbeck, and Mr. Spence. Also present were Zoning Administrator Murphy and Zoning Officer Beck.

CONSENT AGENDA

Mr. Walker motioned to approve the consent agenda as amended with the removal of ARB #51-02 and ARB #52-02 for further discussion and adding ARB SIGN #23-02 to the agenda.

ARB# 127-01 Saint Stephen Lutheran Church/612 Jamestown Road – Exterior Change (Add chiller and redesign roof of church addition) - approved

ARB# 50-02 CWF/Chowning's Tavern Cider Stand – 109-G East Duke of Gloucester Street – Replace existing cider stand - approved

ARB# 56-02 Oliver/106 Wythe Avenue – Exterior Change (Shutters and handrail on steps) - approved

ARB# 54-02 Pizza Hut/1611 Richmond Road – Accessory Building (storage) - approved

ARB# 55-02 Manhattan Bagels/1437 Richmond Road – Exterior Change (revise paint scheme) - approved

ARB

SIGN# 21-02 Southern Belle's Antiques/156 Second Street – Freestanding and Building Mounted Sign - approved

ARB

SIGN# 23-02 Orvis Outlet/3032-2B Richmond Road – Building mounted sign - approved

ARB# 49-02 Lampert/100 Covepoint Lane – Addition (screen porch) – approved

ARB# 22-02 City of Williamsburg/Prince George Parking Garage/230 North Henry Street – Final Details (Fencing, Lighting and Brick Panel) - approved

Mr. Spence noted that the masonry mock-up for the City's Parking Garage looked fine, but he was concerned with the way the mortar joints were struck, giving the mock up a tidal wave effect. He suggested that the mortar joints be more uniform.

Reed Nester, Williamsburg Planning Director, stated that City observers agreed with Mr. Spence's concern and the contractor has been instructed to make appropriate changes.

Recorded vote on the motion:

Aye: Ms. Williams, Mr. Freiling, Mr. Williams, Mr. Brendel, Mr. Walker, Mr. Sandbeck, and Mr. Spence.
Nay: None.
Absent: None.
Abstain: Mr. Frieling, Mr. Sandbeck, & Mr. Spence from ARB# 50-02.

ARCHITECTURAL PRESERVATION DISTRICT

ARB# 53-02 RJS Associates, Inc/441 North Boundary Street – New Office Building

Thomas Tingle of Guernsey, Tingle Architects, presented the details about the new office building. Mr. Tingle noted the following description and materials for the building:

- The design for the 4200 square foot office building is intended to comply with the city's planning study for the site.
- Building setbacks, roof pitch and 2-story brick construction were developed to complement nearby buildings.
- Simple punched openings with double hung windows were chosen to match the adjacent Chamber of Commerce Building; windows with sidelights and transoms were selected to reflect similar windows at the Williamsburg Transportation Center.
- The covered entry to the building recalls traditional architecture through its classical form, but suggests modern construction with its use of steel and an open gable end.
- The building's roof, at a 10:12 pitch will be standing seam metal, with copper gutters and downspouts, similar to adjacent buildings.
- Columns and trim are wood composite materials and PVC that are painted to match the windows.
- Triangle Brick-Old Durham brick is proposed for the walls.
- Off-white mortar is proposed.
- French Ivory cast stone is proposed for the lintels, sills, and banding. A sample was presented for the Board's review and consideration.

- A Peterson Aluminum "Sierra Tan" standing seam metal roof is proposed for the roof similar to the Chamber of Commerce Building. A sample was presented for the Board's review and consideration.
- A White Pella Poplar clad double hung window with simulated divided lights is proposed for the windows.

The Board followed with a general discussion on the banding, gutters, roof pitch, portico, and columns by the front entrance. It was the consensus of the Board that a more detailed drawing of the portico was needed for final review.

Mr. Williams asked if anyone in the audience would like to comment on this proposal.

Ben Altshuler, 222 Virginia Avenue, stated that he was concerned that the two recessed blind windows located on the first floor of the south elevation would look uninviting to people parking in the Parking Terrace.

Mr. Tingle stated that blind windows were installed because the bathrooms and stairs were located in this area and having recessed blind windows in that location would not have a big impact on the design of the building. He noted that they were planning to install dogwood trees along the south elevation to match the dogwoods on the north elevation of the Chamber of Commerce Building.

Mr. Altshuler stated that trees would be improvement, but noted that dogwoods were a deciduous tree and would not have any leaves during the winter.

Mr. Williams asked Mr. Tingle if he would consider evergreen plantings for this area to mitigate the blank wall on the south elevation year-round. Mr. Tingle stated he would consider evergreen plantings for this area.

Mr. Williams motioned to approve ARB# 53-02 conditioned upon the following:

- That a more detailed drawing be submitted to the Board for approval of the portico on the west elevation of the building.
- That evergreen plantings be considered for the two blind windows on the south elevation.

Recorded vote on the motion:

Aye: Ms. Williams, Mr. Freiling, Mr. Williams, Mr. Brendel, Mr. Walker, Mr. Sandbeck, and Mr. Spence.

Nay: None.

Absent: None.

Abstain: None.

ARB# 51-02 Loker/212 Brooks Street – New Single Family Dwelling

Aleck Loker, owner was present to discuss his plan for a new single-family dwelling at 212 Brooks Street.

Mr. Spence and Mr. Sandbeck expressed their concerns with the front-loading garage and with the design of the house because it did not fit in well with the older houses on the street.

Mr. Walker stated that the proposed design would be a positive addition to the neighborhood and that due to the slope of the lot a front-loading garage should be accepted. He further noted that the adjacent dwelling had a front-loading garage.

Mr. Williams asked Mr. Loker if he had received any feedback from neighbors about his proposed home. Mr. Loker stated that he has not received any comments other than to protect a pink dogwood tree by one neighbor. He will do his best to preserve this dogwood.

Ms. Murphy noted that two individuals stopped by the Planning Department to look at the plans and did not express any negative comments on the proposed dwelling.

Mr. Freiling noted that he made an inspection of the site and the neighborhood and he did not think the proposed dwelling would be a drawback to the neighborhood.

Mr. Brendel motioned to approve ARB# 51-02 as presented.

Recorded vote on the motion:

Aye: Ms. Williams, Mr. Freiling, Mr. Williams, Mr. Brendel, and Mr. Walker.
Nay: Mr. Sandbeck and Mr. Spence.
Absent: None.
Abstain: None.

ARB #52-02 Ramsey/302 Griffin Avenue – Exterior Change (window replacements)

Barbara Ramsey, owner, was present to discuss her plans for replacement windows for the dwelling. She stated that all the windows in the house were in poor condition, and she proposes a Caradco double pane window with the muntins in between the glass. She chose these windows because they were economical and low maintenance. She presented a window sample to the Board for review. She also presented a diagram of Griffin Avenue with pictures of the houses and the type of windows on the individual houses on the street.

Mr. Williams stated that he was impressed with her homework and asked if she had received a copy of the ***Design Review Guidelines*** for her property. Ms. Ramsey stated she had received a copy of the ***Design Review Guidelines***.

Mr. Williams noted that the ***Design Review Guidelines*** require exterior muntins for windows located in **Zone 1** of the **Architectural Preservation District**. He noted that several window companies have been before this Board and presented examples of windows that would meet the ***Design Review Guidelines*** and still be energy efficient and low maintenance. He stated that windows play a significant part of a building's architecture and her dwelling is located across the street from Pollard Park, a neighborhood on the National Register of Historic Places. Since the ***Design Review Guidelines*** require exterior muntins for her dwelling, he could not support approval of muntins between the panes of glass.

Mr. Sandbeck noted that ***Design Review Guidelines*** require exterior muntins for dwelling located in **Zone 1** of the **Architectural Preservation District** and that similar cases in the past have been denied.

The Board was in agreement that windows with exterior muntins would be required for this dwelling.

Ms. Ramsey noted that she had a limited amount of time to look for windows due to her job and based on staff comments presented the Board a Cradaco window with exterior muntins which would meet the ***Design Review Guidelines***. She asked the Board if she could substitute the white Cradaco window with simulated true divided lights for her dwelling.

The Board noted that this window would meet the ***Design Review Guidelines*** and therefore would be acceptable.

Gordon Berryman, 124 Berkley Lane, provided comparative window costs based on the Loker house plans to illustrate the consequences of the ***Design Review Guidelines*** requirement for exterior muntins.

Mr. Williams motioned to approve ARB #52-02 as the applicant requested at the meeting, to substitute a white Caradco stimulated divided light window for the dwelling instead of a white Caradco window with muntins between the panes of glass as originally proposed.

Recorded vote on the motion:

Aye: Ms. Williams, Mr. Freiling, Mr. Williams, Mr. Brendel, Mr. Walker, Mr. Sandbeck, and Mr. Spence.

Nay: None.

Absent: None.

Abstain: None.

SIGNS

ARB

SIGN#22-02 Chanello's Pizza/1675 Richmond Road – Building mounted sign

Frank Mellette, owner of Chanello's Pizza, was present to discuss his proposal for the building mounted sign. He noted that the proposed colors were Raleigh Tavern Chinese Red for the letters, white background, with a multi colored logo on the left corner of the sign. He further noted the following reasons for his proposed sign colors:

- His business is located 80-85 feet off Richmond Road making it less visible and white background would illuminate the sign better than a dark background.
- The landlord turns the lights off in shopping center before they close making the area dark.
- They are open later than most places in Williamsburg.

A general discussion followed with the Board asking Mr. Mellette to change the background to Raleigh Tavern Chinese Red, with white lettering to match the monument sign approved by the Board. Mr. Melette noted that he could accommodate the request but expressed a concern with the logo not being visible with a red background. The Board had a general discussion on the logo and agreed that the corner portion where the logo is located could have a white background to make it more visible.

Mr. Walker motioned to approve ARB Sign #22-02 conditioned upon Raleigh Tavern Chinese Red being used for the background with white lettering to match the monument sign except for the area containing the logo. The logo can also fill the left corner of the sign with the lettering repositioned to fit the logo.

Recorded vote on the motion:

Aye: Ms. Williams, Mr. Freiling, Mr. Williams, Mr. Brendel, Mr. Walker, Mr. Sandbeck, and Mr. Spence.

Nay: None.

Absent: None.

Abstain: None.

CONCEPTUAL REVIEW

ARB# 39-02 Lighthouse Coffee/220 Monticello Avenue – Conceptual Review of freestanding coffee building

Jill Proctor and Mike Ursu were present to discuss the plans for the new coffee building. Mike Ursu discussed several of the designs. He stated that materials used on the walls would be hardiplank siding or hardiplank cedar shakes, and the roof would be a metal standing seamed roof. He also noted that it was going to cost so much to connect to public water and sewer that the building would be a

permanent building in the shopping center. He noted that this coffee building would be unique compared to the other coffee places in the area because it would be a drive-thru only and would not be serving any other items like pastries.

Mr. Brendel asked if they had the other elevations for the building besides the one elevation that each design shows. Mr. Ursu stated that only one elevation was prepared in order to obtain the Board's reaction to the materials proposed. Elevations will be submitted for review at the final approval stage. He prefers the tan wall with the dark red roof rather than the tan walls with the dark green roof because it would be too similar to Starbuck colors that might confuse patrons.

The Board agreed that the standing seam metal Palace Arms Red roof with cedar shake Market Square Tavern Gray shakes would be acceptable conditioned upon the wide band frame being removed from the windows. The Board further noted that any submittal for final review must include all elevations and proposed colors for the building.

The Board suggested that the applicant investigate the Burgundy standing seam metal roof being installed on the new Pizza Hut Building on Richmond Road as an example of a dark red standing seam metal roof that has received approval from the Board.

Mr. Williams asked if anyone in the audience would like to comment on this proposal.

Ben Altshuler, 222 Virginia Avenue stated that he thought the coffee house would be a plus to the area, but asked if the owners had considered having a sit down area for patrons. Mr. Ursu stated that several other coffee shops exist in the area with sit down areas. His proposal is a drive-thru exclusively.

Minutes of May 14, 2002 meeting.

The minutes were approved as presented with minor corrections by Mr. Williams.

There being no further business, the meeting was adjourned at 8:15 pm.

Jason Beck
Zoning Officer